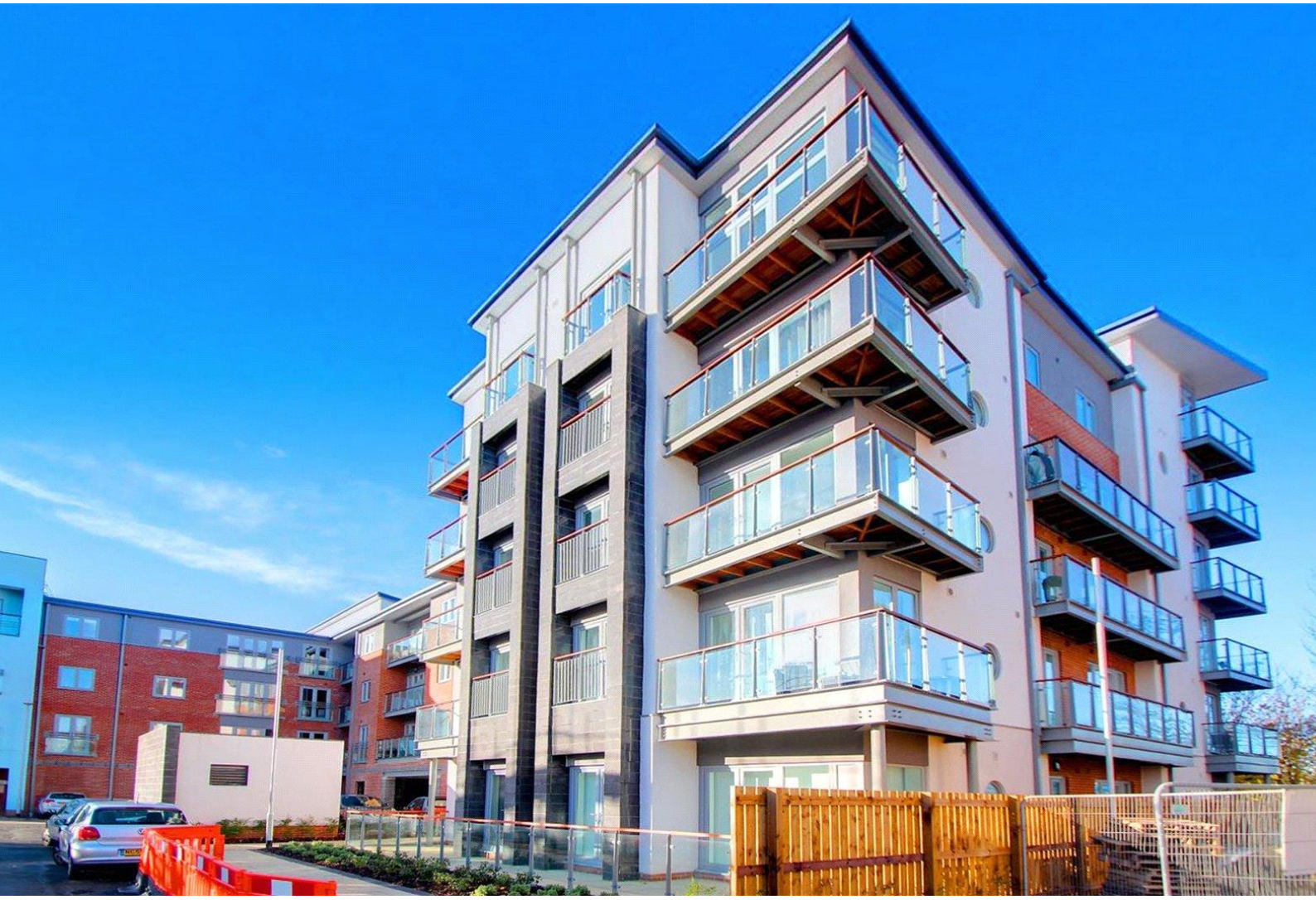


Bittern House

Worsdell Drive, Gateshead, NE8

£1,200 per month

AVAILABLE 25TH JANUARY 2027 | TWO BEDROOM FURNISHED APARTMENT WITH ALLOCATED PARKING | Situated within the popular Ochre Yards development, this well-presented third-floor apartment offers contemporary riverside living with excellent access to Newcastle city centre, the Quayside and a wide range of shops, restaurants and leisure facilities. Boasting river views, a private walk-on balcony, and under croft allocated parking, the property is offered on a furnished basis and briefly comprises; an open-plan living and kitchen area, two double bedrooms with an en-suite shower room to the principal bedroom, and a modern family bathroom. An ideal opportunity for professionals seeking stylish city living in a highly convenient location. Energy Efficiency Rating C. Council Tax Band C. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five weeks rent.

- Third Floor Apartment
- Two Double Bedrooms
- Walk On Balcony
- River Tyne Views
- Offered Furnished
- Undercover Parking
- Viewings Highly Advised
- Available 25th January 2027





Entrance Hall
Wall mounted electric heater, storage cupboard housing hot water cylinder and washing machine.

Open Plan Living/Kitchen Area

Living Area
Double glazed doors leading to balcony, double glazed windows, wall mounted electric heater, television aerial point.

Kitchen Area
Range of wall and base units with worktop surfaces incorporating; stainless steel sink unit with mixer tap, electric oven and hob with stainless steel splashback and extractor fan above, integrated fridge/freezer, dishwasher and microwave, downlighting, under counter lighting.

Bedroom One
Double glazed window, wall mounted electric heater.

Ensuite Shower Room
Shower in cubicle with glass screen, pedestal wash hand basin, WC, heated towel rail, part tiled walls, extractor fan.

Bedroom Two
Double glazed window, wall mounted electric heater.

Bathroom
Panelled bath, WC, pedestal wash hand basin, part tiled walls, extractor fan.

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

0191 222 1000
www.livingspaces.co.uk

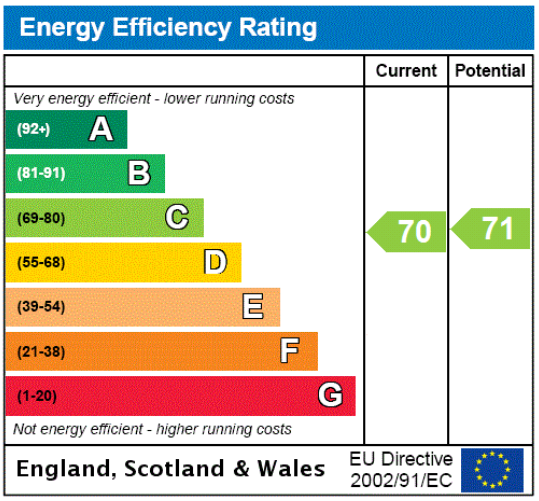


Material Information
This property is managed by Living Spaces.
Tenure: We have been advised the property is leasehold (Please note the service charge and ground rent are payable by the landlord not tenant).
Council Tax: Band C. Authority; gateshead.gov.uk/article/2641/2023-24-Council-Tax-valuation-bands
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property. Heating is via electric heaters.
Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk
Parking: There is an allocated parking bay for this property which is ground floor level.

We have not been advised of any restrictive Covenants at the outset of marketing.

Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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